004.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,026,000 / 1,026,000
					USE VALUE:	1,026,000 / 1,026,000
					ASSESSED:	1,026,000 / 1,026,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63	-65	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAMBO ALEKSANDRA & IRGENT
Owner 2:	
Owner 3:	
Street 1:	65 MILTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WHITE KENNETH A & JAYNE M -
Owner 2:	-
Street 1:	65 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3240 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

Jayne White dod

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	570,600	600	454,800	1,026,000
Total Card	0.114	570,600	600	454,800	1,026,000
Total Parcel	0.114	570,600	600	454,800	1,026,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.67 | /Parcel: 316.6

Legal Description

User Acct 4417

GIS Ref

GIS Ref

Insp Date 09/08/17

Entered Lot Size

Total Land:

Land Unit Type:

!470!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	570,700	600	4,950.	454,800	1,026,100	1,026,100	Year End Roll	12/18/2019
2019	104	FV	419,600	600	4,950.	483,200	903,400	903,400	Year End Roll	1/3/2019
2018	104	FV	419,600	600	4,950.	352,500	772,700	772,700	Year End Roll	12/20/2017
2017	104	FV	393,500	1100	4,950.	307,000	701,600	701,600	Year End Roll	1/3/2017
2016	104	FV	393,500	1100	4,950.	261,500	656,100	656,100	Year End	1/4/2016
2015	104	FV	311,000	1100	4,950.	255,800	567,900	567,900	Year End Roll	12/11/2014
2014	104	FV	311,000	1100	4,950.	210,300	522,400	522,400	Year End Roll	12/16/2013
2013	104	FV	323,700	1100	4,950.	200,100	524,900	524,900		12/13/2012

PRINT

Date	Time
12/10/20	16:15:43

LAST REV

Date	Time
09/25/17	12:13:09

apro

470

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE KENNETH A	60855-208		12/28/2012	Estate/Div	579,000	No	No		
MATTPLA ROBERT/	26883-168		12/5/1996		255,000	No	No		Kenneth White dod 5/15/1999

USER DEFINED

Prior Id # 1:	4417
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2014	1141	Heat App	12,760		9/9/2014			Install 2 gas fire
7/15/2014	814	Dormers	26,000					
9/8/2005	813	Porch	25,000			G7	GR FY07	redo frt ofp & rep
6/28/2005	495	AbvGrd.	2,500			G7	GR FY07	
5/22/1995	271	Manual	4,370					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
4/18/2009	Meas/Inspect	372	PATRIOT
10/27/1999	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97407401
Const Adj.:	0.98990101
Adj $ / SQ:	163.920
Other Features:	102636
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701002
Depreciation:	130386
Depreciated Total:	570616

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

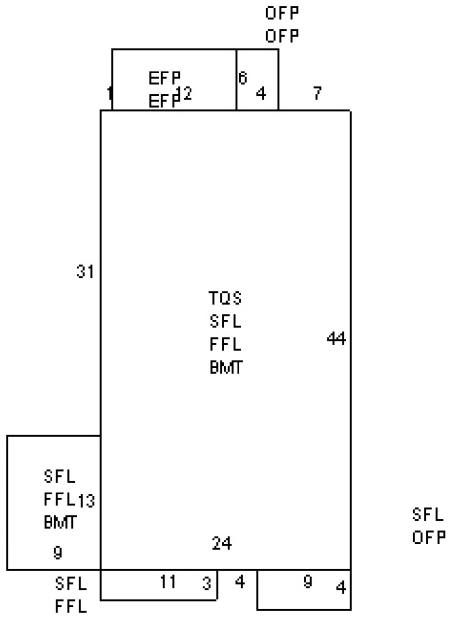
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.92
Special Features:	0	Val/Su Net:	122.95
Final Total:	570600	Val/Su SzAd	176.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,242	163.920	203,589
FFL	First Floor	1,206	163.920	197,688
BMT	Basement	1,173	49.180	57,684
TQS	3/4 Story	792	163.920	129,825
EFP	Enclos Porch	144	45.670	6,576
OFP	Open Porch	84	35.780	3,005

Net Sketched Area:	4,641			Total:	598,367
Size Ad	3240	Gross Are	4905	FinArea	3240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

004.0-0006-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	2005	4.93	T	11.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600